

THE PLANNING COMMISSION OF THE CITY OF CALEXICO MET IN REGULAR SESSION ON THE 23rd DAY OF JUNE, 2008 AT 6:30 PM. AT THE CITY HALL COUNCIL CHAMBERS, 608 HEBER AVENUE, CALEXICO, CA. THE DATE, HOUR AND PLACE DULY ESTABLISHED FOR THE HOLDING OF SAID MEETING.

CALL TO ORDER.

The meeting was called to order at 6:40 p.m. by Vice Chairperson Hermosillo and those present were led in the Pledge of Allegiance.

ATTENDANCE.

Vice Chairperson: Guillermo Hermosillo
Commissioner: Edward Higuera
Commissioner: Iran Martinez
Commissioner: Arturo Selwick

Absent: Carlton Hargrave

City Staff:

Eric Veerkamp, City Consultant
Hilda Mendoza, Deputy City Attorney
Jim Neujahr, Police Chief
Melissa Jiménez, Administrative Assistant
Oliver M. Alvarado, Interim Planning Manager
Ralph Morales, Housing Manager
Rosalind Guerrero, Redevelopment and Economic Development Director

PUBLIC COMMENTS

The Vice Chairperson opened the meeting for public comments. No comments were received.

CONSENT AGENDA.

It was moved by Commissioner Martinez and seconded by Commissioner Higuera to approve the Consent Agenda consisting of the following: Regular Planning Commission Meeting minutes for June 9, 2008.

ROLL CALL: Ayes: Martinez, Hermosillo, Selwick, Higuera
Noes: None.
Absent: Hargrave
Abstained: None.

PUBLIC HEARING

- 2) **UA 2007-08 – PCH La Jolla Palms; Mitigated Negative Declaration No. 2008-02, Specific Plan Amendment No. 2008-01, General Plan Amendment No. 2008-02, Zone Change No. 2008-02 and Tentative Subdivision Map No. 2008-01**; The project proposes an increase in the number of residential units within the Phase 4 area from 114 to 204 units. The amendment would create an increase of dwelling units within the entire Specific Plan area from 457 to 547. The project site is generally located north of Cole Boulevard and west of Meadows Avenue (continued from 3/10/08 and 3/24/08).

The Interim Planning Manager gave a brief description of the project and indicated that the applicant had submitted a letter requesting that the project be withdrawn.

Ms. Maritza Hurtado expressed her happiness with the project being withdrawn and expressed her disappointment with the lack of a park development.

Other residents of the area also expressed concerns with the lack of a park and the high CFD fees.

Commissioner Higuera asked if the Interim Planning Manager could review the conditions of approval and bring back a presentation for the Planning Commission and the residents.

The Deputy City Attorney explained that there was nothing further to discuss regarding this project since it was being withdrawn and recommended that the residents contact the Planning Staff for further assistance and clarification.

After some discussion, it was moved by Commissioner Higuera and seconded by Commissioner Martinez to accept the withdrawal of the project.

ROLL CALL:	Ayes:	Martinez, Hermosillo, Selwick, Higuera
	Noes:	None.
	Absent:	Hargrave.
	Abstained:	None.

- 3) **Housing Element Update, 2008-2014 (General Plan Amendment No. 2008-03)** Proposed amendment to the City's Housing Element of the General Plan. The purpose of the Housing Element is to address existing and future housing needs for all residents and economic groups within the City (continued from 6/09/08).

The Interim Planning Manager explained that the public hearing had been continued because the City's consultant had not completed the response to the comments received from HCD. The Interim Planning Manager stated that the responses had been completed and were included in the final draft Housing Element.

Eric Veerkamp, City Consultant, provided a brief background of the Housing Element review approval process and then outlined pertinent sections of the Housing Element.

Commissioner Selwick expressed concerns with the adoption of a Negative Declaration for the Housing Element.

The City Consultant explained that the Housing Element was a policy level document containing housing goals and programs which would have no impact to the environment.

The Deputy City Attorney further explained the purpose of the Housing Element.

After some discussion, it was moved by Commissioner Martinez and seconded by Commissioner Higuera to approve Negative Declaration No. 2008-03 with the adoption of Resolution No. 2008-07.

ROLL CALL:	Ayes:	Martinez, Hermosillo, Higuera.
	Noes:	Selwick.
	Absent:	Hargrave
	Abstained:	None.

It was moved by Commissioner Martinez and seconded by Commissioner Higuera that the Planning Commission approve General Plan Amendment No. 2008-03 for the Housing Element Update 2008-2014, with the adoption of Resolution No. 2008-08.

ROLL CALL:	Ayes:	Martinez, Hermosillo, Selwick, Higuera.
	Noes:	None.
	Absent:	Hargrave
	Abstained:	None.

4) Finding of Conformity with the City's General Plan for the Proposed Redevelopment Agency Land Transfer Agreement with Minerva Kelada.

Rosalind Guerrero, Redevelopment and Economic Development Director, explained the proposed transfer of property and indicated that a finding of conformity with the City's General Plan needed to be made in order to move forward with the transfer.

The Interim Planning Manager stated that the City Attorney had determined that a finding of conformity could be made because the transfer Agreement included conditions requiring the rezoning of the property in conformity with the General Plan.

The Deputy City Attorney further explained that additional steps were needed in order for the land transfer to occur.

Commissioner Higuera asked why the property was being sold.

The Redevelopment and Economic Development Director explained that the sale was pursuant to the City Council and the Redevelopment Agency's direction.

Commissioner Higuera expressed concerns with future rental income the City would lose if the property is sold.

More discussion was held on the proposed sale of the property.

The Interim Planning Manager reminded the Commissioners that their role was limited to only making a finding as to whether the land transfer was in conformity with the General Plan.

After some discussion, it was moved by Commissioner Higuera and seconded by Commissioner Selwick that the Commission not find that the proposal is in conformity with the General Plan.

ROLL CALL:	Ayes:	Martinez, Selwick, Higuera.
	Noes:	Hermosillo.
	Absent:	Hargrave
	Abstained:	None.

INFORMATION

5) Request from Commissioner Selwick for information pertinent to the Planning Commission and Planning Director.


The Interim Planning Manager explained that staff had received a request from Commissioner Selwick for certain information and asked if the Commissioners were in concurrence with the requested information.

Discussion was held on the scheduling of a workshop to discuss the roles and responsibilities of the Planning Commission.

The Deputy City Attorney reminded the Commissioners that three new Council Members were recently elected to the City Council and that each new Council Member could be appointing new Commissioners. The Deputy City Attorney recommended that any workshop be held off until after the new Commissioners are appointed.

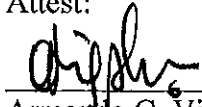
ADJOURNMENT.

There being no further business, the meeting was adjourned at 8:00 p.m.



Guillermo Hermosillo
Vice Chairperson

Attest:

A handwritten signature in dark ink, appearing to read 'Armando G. Villa', is written over a horizontal line.

Armando G. Villa
Secretary - Director

Melissa Jiménez
Recording Clerk

THE PLANNING COMMISSION OF THE CITY OF CALEXICO MET IN REGULAR SESSION ON THE 28th DAY OF JULY, 2008 AT 6:30 PM. AT THE CITY HALL COUNCIL CHAMBERS, 608 HEBER AVENUE, CALEXICO, CA. THE DATE, HOUR AND PLACE DULY ESTABLISHED FOR THE HOLDING OF SAID MEETING.

CALL TO ORDER.

The meeting was called to order at 6:35 p.m. by Chairperson Hargrave and those present were led in the Pledge of Allegiance.

The Deputy City Attorney administered the oath of office to newly appointed Planning Commissioner Cesar R. Rodriguez.

ATTENDANCE.

Chairperson: Carlton Hargrave
Vice Chairperson: Guillermo Hermosillo
Commissioner: Arturo Selwick
Commissioner: Cesar R. Rodriguez

Absent: Iran Martinez

City Staff:

Armando G. Villa, Director of Planning & Development Services
Hilda Mendoza, Deputy City Attorney
Luis Estrada, Director of Utility Services
Mark Vasquez, Associate Planner
Melissa Jiménez, Administrative Assistant
Oliver M. Alvarado, Interim Planning Manager
Ralph Velez, City Manager

PUBLIC COMMENTS

The Chairperson opened the meeting for public comments. No comments were received.

CONSENT AGENDA.

It was moved by Vice Chairperson Hermosillo and seconded by Commissioner Selwick to continue the approval of the Regular Planning Commission Meeting minutes for June 9, 2008, to the next Regular Planning Commission Meeting.

ROLL CALL: Ayes: Hermosillo, Hargrave, Selwick, Rodriguez.
Noes: None.
Absent: Martinez.
Abstained: None.

PUBLIC HEARING

2. **Uniform Application No. 2008-01 - Negative Declaration No.2008-04; General Plan Amendment No. 2008-04; and Zone Change No. 2008-06** (Mc Grew). The project proposes a General Plan Amendment from Low Density Residential to Commercial Highway usage and subsequent Zone Change from R-1, Residential Single Family to C-H, Commercial Highway on 3.2 acres of land generally located along the north side of the Birch Avenue/SR 98 frontage road and west of CN Perry Avenue.

The Associate Planner described the project site and surrounding uses and indicated that the proposal would bring the general plan into conformity with the existing uses and allow for additional commercial development. The Associate Planner recommended approval of the proposal.

The Chairperson opened the public hearing.

Greg Malinao, project applicant, requested that the Planning Commission approve the project because it would be good for the City and compatible with existing businesses.

After some discussion, it was moved by Commissioner Selwick and seconded by Vice Chairperson Hermosillo that the Planning Commission approve Negative Declaration No. 2008-03 with the adoption of Resolution No. 2008-09.

ROLL CALL:	Ayes:	Hermosillo, Hargrave, Selwick, Rodriguez.
	Noes:	None.
	Absent:	Martinez.
	Abstained:	None.

It was moved by Commissioner Selwick and seconded by Vice Chairperson Hermosillo that the Planning Commission recommend approval of General Plan Amendment No. 2008-04 with the adoption of Resolution No. 2008-10.

ROLL CALL:	Ayes:	Hermosillo, Hargrave, Selwick, Rodriguez.
	Noes:	None.
	Absent:	Martinez
	Abstained:	None.

It was moved by Commissioner Selwick and seconded by Vice Chairperson Hermosillo that the Planning Commission recommend approval Zone Change No. 2008-06 with the adoption of Resolution No. 2008-11.

ROLL CALL:	Ayes:	Hermosillo, Hargrave, Selwick, Rodriguez.
	Noes:	None.
	Absent:	Martinez.
	Abstained:	None.

3. **Uniform Application 2003-73; Supplement to Mitigated Negative Declaration (SCH# 200502118) and reconsideration of the previously approved conditions for the proposed Venezia Tentative Subdivision Map.** The project proposes the development of 249 single family residential lots, 12 acres of commercial land, parks and retention basins. The project is proposed on 79 acres of land generally situated east of SR 98 and south of the All American Canal.

The Secretary gave a brief description of the project and indicated that the project applicant was requesting a continuance of the hearing to August 11, 2008.

Commissioner Selwick stated that it would be more convenient to him if the continuance could be scheduled for the Planning Commission meeting of August 25, 2008.

George Garcia, Development Design & Engineering, indicated that the August 11th meeting was preferred but if needed, the public hearing could be continued to a further date.

After some discussion, it was moved by Vice Chairperson Hermosillo and seconded by Commissioner Selwick to continue the Public Hearing to the Regular Planning Commission Meeting of August 25, 2008.

ROLL CALL: Ayes: Hermosillo, Hargrave, Selwick, Rodriguez.
 Noes: None.
 Absent: Martinez
 Abstained: None.

BUSINESS ITEMS

REORGANIZATION OF PLANNING COMMISSION

4. **Selection of Chairperson and Vice Chairperson for 2008-2009.**

Chairperson Hargrave nominated Guillermo Hermosillo as the Planning Commission Chairperson for 2008-2009.

ROLL CALL: Ayes: Hermosillo, Hargrave, Selwick, Rodriguez.
 Noes: None.
 Absent: Martinez
 Abstained: None.

Vice Chairperson Hermosillo nominated Carlton Hargrave as the Planning Commission Vice Chairperson for 2008-2009.

ROLL CALL: Ayes: Hermosillo, Selwick, Rodriguez.
 Noes: None.
 Absent: Martinez
 Abstained: Hargrave.

PLANNING COMMISSIONER'S COMMENTS

Commissioner Selwick requested that a water, sewer and storm drain grid plan be given to the Commission because it would assist in reviewing the Venezia project.

Commissioner Rodriguez asked if the agendas could be delivered a week in advance in order to allow more time for review.

Vice Chairperson Hermosillo ask if rather than canceling meetings when there are no action items on the agenda if it would be possible to have informational meetings.

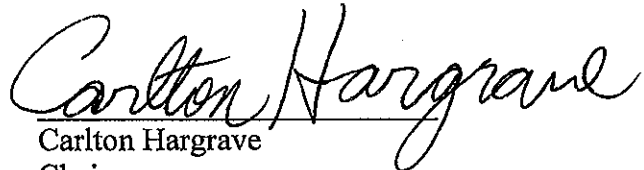
The Deputy City Attorney clarified that informational meetings could be held.

The Secretary said that the agendas would be delivered on the Thursday prior to the Planning Commission Meetings.

The Secretary informed the Planning Commissioners that at the August 25th Planning Commission Meeting Luis Estrada, Utility Services Director, would make a presentation regarding the water, sewer and storm drain plan and that he would make a presentation regarding annexation fees.

ADJOURNMENT.

There being no further business, the meeting was adjourned at 7:25 p.m.


Carlton Hargrave
Chairperson

Attest:



Armando G. Villa
Secretary - Director

Melissa Jiménez
Recording Clerk

THE PLANNING COMMISSION OF THE CITY OF CALEXICO MET IN REGULAR SESSION ON THE 25th DAY OF AUGUST, 2008 AT 6:30 PM. AT THE CITY HALL COUNCIL CHAMBERS, 608 HEBER AVENUE, CALEXICO, CA. THE DATE, HOUR AND PLACE DULY ESTABLISHED FOR THE HOLDING OF SAID MEETING.

CALL TO ORDER.

The meeting was called to order at 6:30 p.m. by Chairperson Hermosillo and those present were led in the Pledge of Allegiance.

ATTENDANCE.

Chairperson: Guillermo Hermosillo
Commissioner: Iran Martinez
Commissioner: Arturo Selwick
Commissioner: Cesar R. Rodriguez

Absent: Carlton Hargrave

City Staff:

Armando G. Villa, Director of Planning & Development Services
Hilda Mendoza, Deputy City Attorney
Luis Estrada, Director of Utility Services
Mark Vasquez, Associate Planner
Melissa Jiménez, Administrative Assistant
Oliver M. Alvarado, Interim Planning Manager
Pete Mercado, Fire Chief
Ralph Velez, City Manager

PUBLIC COMMENTS

The Chairperson opened the meeting for public comments. No comments were received.

CONSENT AGENDA.

It was moved by Commissioner Selwick and seconded by Commissioner Martinez to approve the Consent Agenda consisting of the following: Regular Planning Commission Meeting minutes for June 23, 2008 and July 28, 2008.

ROLL CALL: Ayes: Martinez, Hermosillo, Selwick, Rodriguez.
Noes: None.
Absent: Hargrave.
Abstained: None.

The Chairperson announced that the Information items would be heard first.

INFORMATION (no official action to be taken)**5. Water, Sewer and Storm Drain Presentation**

Luis Estrada, Director of Utility Services, described the Master Water and Sewer Plan prepared by PBS & J in 2002. Discussion was held on the capacities of the sewer and water plants, retention basins, regional drainage basins and efforts being taken to address the Jasper Corridor projects.

6. TischlerBise Findings Report on Annexation Fees

The Secretary provided a background of the issue and described the annexation fee study which concluded that the fees could be collected and used as interim service fees. Discussion was held on the annexation fee study and the current property tax split Agreement between the City and County for land annexations.

PUBLIC HEARINGS

- 2. Uniform Application 2003-73; Supplement to Mitigated Negative Declaration (SCH# 200502118) and reconsideration of the previously approved conditions for the proposed Venezia Tentative Subdivision Map.** The project proposes the development of 249 single family residential lots, 12 acres of commercial land, parks and retention basins. The project is proposed on 79 acres of land generally situated east of SR 98 and south of the All American Canal (continued from 7-28-08).

The Secretary gave a brief description of the project and indicated that the project applicant was requesting a continuance of the hearing to September 8, 2008.

The Chairperson opened the public hearing.

After some discussion on the proposed continuance date and upcoming holiday, it was moved by Commissioner Martinez and seconded by Commissioner Rodriguez to continue the Public Hearing to the Regular Planning Commission Meeting of September 22, 2008.

ROLL CALL:	Ayes:	Martinez, Hermosillo, Selwick, Rodriguez.
	Noes:	None.
	Absent:	Hargrave.
	Abstained:	None.

- 3. Uniform Application No. 2008-02 - Negative Declaration No. 2008-05 for Conditional Use Permit No. 2008-03 (The Wet Spot Car Wash).** The project proposes a modification to the operation of an existing car wash facility (The Wet Spot) located at 901 Imperial Avenue. The modification proposes the replacement of the hand wash service with the addition of a 960 s.f. automated car wash facility along the northern portion of the site.

The Associate Planner, described the project, the project site and surrounding uses. The Associate Planner indicated that the project was in conformity with the General Plan and outlined the conditions of approval.

Freddie Baez, Applicant, described the operation of the project further.

Discussion was held on the proposed operation of the facility including the proposed traffic circulation.

After some discussion, it was moved by Commissioner Selwick and seconded by Commissioner Martinez that the Planning Commission approve Negative Declaration No. 2008-05 with the adoption of Resolution No. 2008-12.

ROLL CALL:	Ayes:	Martinez, Hermosillo, Selwick, Rodriguez.
	Noes:	None.
	Absent:	Hargrave.
	Abstained:	None.

It was moved by Commissioner Rodriguez and seconded by Commissioner Martinez that the Planning Commission recommend approval of Conditional Use Permit No. 2008-03 with the adoption of Resolution No. 2008-13.

ROLL CALL:	Ayes:	Martinez, Hermosillo, Selwick, Rodriguez.
	Noes:	None.
	Absent:	Hargrave.
	Abstained:	None.

BUSINESS ITEMS

7. Finding of Conformity with the City's General Plan for a proposed land transfer of a portion of the City of Calxico Airport Property.

The Director of Utility Services described the proposed land transfer and indicated that the long range plan was to build a terminal farther from the runway.

After some discussion, it was moved by Commissioner Selwick and seconded by Commissioner Martinez that the Planning Commission find that the proposal is in conformity with the General Plan with the adoption of Resolution No. 2008-14.

ROLL CALL:	Ayes:	Martinez, Hermosillo, Selwick, Rodriguez.
	Noes:	None.
	Absent:	Hargrave.
	Abstained:	None.

STAFF COMMENTS

The Secretary informed the Commissioners that a public workshop would be held for the Proposed Sign Ordinance Update on August 28th at 6:00 p.m. in the City Council Chambers.

The Interim Planning Manager distributed copies of the General Plan, Zoning Ordinance and Planners Handbook for use by the Planning Commission.

PLANNING COMMISSIONER'S COMMENTS

Commissioner Rodriguez asked if the agendas could be delivered a week before the regular planning commission meetings.

The Interim Planning Manager clarified that at the last Planning Commission meeting it was the consensus of the Planning Commission that the agendas be provided the Thursday before the meeting date.

Discussion was held on the purpose of the City's Project Review Committee and attendees.

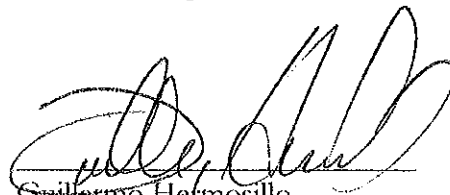
The Chairperson asked if "Future Agenda Items" could be added as a heading on the agenda.

Commissioner Rodriguez asked if he could be provided a flow chart of how a developer begins the process of pulling permits.

The Secretary indicated that presentations with flow charts could be provided.

ADJOURNMENT.

There being no further business, the meeting was adjourned at 8:03 p.m.



Guillermo Hermosillo
Chairperson

Attest:



Armando G. Villa
Secretary - Director

Melissa Jiménez
Recording Clerk

THE PLANNING COMMISSION OF THE CITY OF CALEXICO MET IN REGULAR SESSION ON THE 22nd DAY OF SEPTEMBER, 2008 AT 6:30 PM. AT THE CITY HALL COUNCIL CHAMBERS, 608 HEBER AVENUE, CALEXICO, CA. THE DATE, HOUR AND PLACE DULY ESTABLISHED FOR THE HOLDING OF SAID MEETING.

CALL TO ORDER.

The meeting was called to order at 6:30 p.m. by Chairperson Hermosillo and those present were led in the Pledge of Allegiance.

ATTENDANCE.

Chairperson:	Guillermo Hermosillo
Vice Chairperson:	Carlton Hargrave
Commissioner:	Iran Martinez
Commissioner:	Arturo Selwick
Commissioner:	Cesar R. Rodriguez

City Staff:

Armando G. Villa, Director of Planning & Development Services
Hilda Mendoza, Deputy City Attorney
Mark Vasquez, Associate Planner
Melissa Jiménez, Administrative Assistant
Oliver M. Alvarado, Interim Planning Manager
Rosalind Guerrero, Redevelopment Agency & Economic Development Director

PUBLIC COMMENTS

The Chairperson opened the meeting for public comments. No comments were received.

CONSENT AGENDA.

1. It was moved by Commissioner Martinez and seconded by Commissioner Rodriguez to approve with corrections the Consent Agenda consisting of the following: Regular Planning Commission Meeting minutes for August 25, 2008.

ROLL CALL:	Ayes:	Hargrave, Martinez, Hermosillo, Selwick, Rodriguez.
	Noes:	None.
	Absent:	None.
	Abstained:	None.

PUBLIC HEARINGS

2. **Uniform Application 2003-73; Supplement to Mitigated Negative Declaration (SCH# 200502118) and reconsideration of the previously approved conditions for the proposed Venezia Tentative Subdivision Map.** The project proposes the development of 249 single family residential lots, 12 acres of commercial land, parks and retention basins. The project is proposed on 79 acres of land generally situated east of SR 98 and south of the All American Canal (continued from 08-25-08 and 7-28-08).

The Secretary explained that some of the conditions of approval for the tentative subdivision map were being reconsidered because the current approved conditions required coordination with the now voided CM Ranch entitlements. He also indicated that since the project was approved the property has been annexed into the City and the zone has been changed as approved. The Secretary indicated that the applicant had requested that certain grammatical corrections be made to the conditions and that it was staffs recommendation to approve.

Commissioner Rodriguez asked if this project had CFD's.

The Secretary indicated that the original project approval required the formation of CFD's and that the applicant had initiated the proceeding for the CFD formation and that City Council had approved a resolution for formation.

Commissioner Selwick asked if the CFD included infrastructure for sewer.

Lenard Steinberg, property partner, stated that the property did include an Operations and Maintenance District and stated that it was not for infrastructure, such as parks and sewer.

Vice Chairperson Hargrave asked how a CFD for Operation and Maintenance worked.

Mr. Steinberg stated that there were different types of CFD and that an Operations and Maintenance CFD would help fund services like police and fire and would ensure that the City had long term revenue sources for those types of services.

Commissioner Selwick asked what type of amenities the proposed park would include.

Mr. Steinberg explained that the parks and open space areas were the same as the previously approved by the Planning Commission and the City Council.

The Secretary explained that a bond would be required prior to the issuance of the certificate of occupancy of the first unit and further explained that any proposed parks would be subject to Design and Development Review procedures and City of Calexico Design Guidelines.

More discussion was held on the proposed park.

The Chairperson opened the public hearing.

Alex Perrone, City of Calexico resident, expressed his support for this development and indicated that the City currently had 24 to 27 parks with various amenities.

Commissioner Selwick expressed his disappointment with the City Planning staff for not providing a definite plan for the park.

After some discussion, it was moved by Commissioner Selwick and seconded by Vice Chairperson Hermosillo that the Planning Commission approve Certification of the Supplement to the Mitigated Negative Declaration for the Venezia Subdivision Amendment UA No. 2003-73 with the adoption of Resolution No. 2008-15.

ROLL CALL: Ayes: Hargrave, Martinez, Hermosillo, Selwick, Rodriguez.
 Noes: None.
 Absent: None.
 Abstained: None.

It was moved by Commissioner Selwick and seconded by Vice Chairperson Hargrave that the Planning Commission recommend approval of the Tentative Subdivision Map Amendment for the Venezia Subdivision Amendment UA No. 2003-73 with the adoption of Resolution No. 2008-16.

ROLL CALL: Ayes: Hargrave, Martinez, Hermosillo, Selwick, Rodriguez.
 Noes: None.
 Absent: None.
 Abstained: None.

3. **Uniform Application No. 2008-03; Conditional Use Permit No. 2008-04 (Portico Plaza)** - The project proposes the development and operation of a 17,922 square foot night club/ events center and restaurant where alcohol will be served on property located at 2403 W. Van De Graff Blvd. The project is exempt from environmental review pursuant to Section 15332 (In-fill Development) of the CEQA Guidelines.

The Associate Planner, described the project, the project site and surrounding uses. The Associate Planner indicated that the project was in conformity with the General Plan and outlined the conditions of approval.

Vice Chairperson Hargrave asked why the reciprocal parking agreement wasn't requested before the approval.

The Associate Planner indicated that a draft agreement had been submitted.

Commissioner Selwick asked why the agreement wasn't brought before the Planning Commission.

The Chairperson opened the public hearing.

Oscar Grijalva, Duggins Construction representing LAD Management, indicated that a signed reciprocal parking agreement had been submitted to the Planning Staff. He also indicated that a business plan for the restaurant was being developed and was requesting that the conditions

for hours of operation be changed to 8 a.m. to 2 a.m. for the restaurant and 5 p.m. to 2 a.m. for the event center/ nightclub.

The Secretary clarified that certain conditions of approval are implemental as the project progresses and that the reciprocal parking agreement will need to be reviewed to make sure it meets the intent of the condition.

Robert Herrera, 1220 Primavera Drive, indicated that he was the property owner of the adjacent development and indicated that there was a reciprocal parking agreement.

After some discussion it was moved by Vice Chairperson Hargrave and seconded by Commissioner Rodriguez that the Planning Commission recommend approval of Conditional Use Permit No. 2008-04 with changes to the hours of operation, with the adoption of Resolution No. 2008-17.

ROLL CALL:	Ayes:	Hargrave, Martinez, Hermosillo, Selwick, Rodriguez.
	Noes:	None.
	Absent:	None.
	Abstained:	None.

BUSINESS ITEMS

4. Finding of Conformity with the City's General Plan for the proposed disposition of Redevelopment Agency property located at 450 Birch Avenue (Heffernan Hospital Site).

Rosalind Guerrero, Redevelopment and Economic Development Director, explained the proposed transfer of property and indicated that a find of conformity with the City's General Plan needed to be made in order to move forward with the transfer.

Commissioner Selwick asked what the appraised value was.

The Redevelopment and Economic Development Director indicated that the appraised value was \$1,048,000.

Commissioner Martinez asked who had been the highest bidder.

The Redevelopment and Economic Development Director indicated that Dr. Minerva Kelada had been the highest bidder.

After some discussion, it was moved by Vice Chairperson Hargrave and seconded by Commissioner Martinez that the Planning Commission find that the proposal is in conformity with the General Plan with the adoption of Resolution No. 2008-18.

ROLL CALL:	Ayes:	Hargrave, Martinez, Hermosillo, Selwick, Rodriguez.
	Noes:	None.
	Absent:	None.
	Abstained:	None.

STAFF COMMENTS

The Interim Planning Manager indicated that a Planning Commission meeting was scheduled for November 24th, the week of the Thanksgiving holiday and that a project was tentatively scheduled for that meeting and asked if the Commissioners would inform the Planning staff of their attendance to assure a quorum.

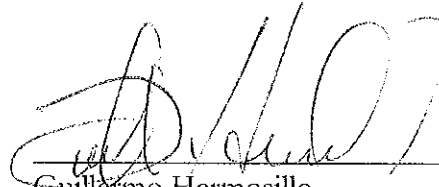
PLANNING COMMISSIONER'S COMMENTS

Commissioner Hargrave indicated that he would like to hold a planning workshop to set a vision or direction for the planning of the City.

Commissioner Selwick indicated that the City had recently updated the General Plan and that it was obligatory that the City follow it.

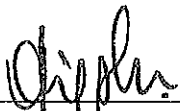
ADJOURNMENT.

There being no further business, the meeting was adjourned at 8:03 p.m.



Guillermo Hermosillo
Chairperson

Attest:



Armando G. Villa
Secretary - Director

Melissa Jiménez
Recording Clerk

THE PLANNING COMMISSION OF THE CITY OF CALEXICO MET IN REGULAR SESSION ON THE 13th DAY OF OCTOBER, 2008 AT 6:30 PM. AT THE CITY HALL COUNCIL CHAMBERS, 608 HEBER AVENUE, CALEXICO, CA. THE DATE, HOUR AND PLACE DULY ESTABLISHED FOR THE HOLDING OF SAID MEETING.

CALL TO ORDER.

The meeting was called to order at 6:30 p.m. by Chairperson Hermosillo and those present were led in the Pledge of Allegiance.

ATTENDANCE.

Chairperson: Guillermo Hermosillo
Vice Chairperson: Carlton Hargrave
Commissioner: Iran Martinez
Commissioner: Edward Higuera
Commissioner: Cesar R. Rodriguez

City Staff: Armando G. Villa, Director of Planning & Development Services
Hilda Mendoza, Deputy City Attorney
Melissa Jiménez, Administrative Assistant
Oliver M. Alvarado, Interim Planning Manager
Ralph Velez, City Manager

PUBLIC COMMENTS

The Chairperson opened the meeting for public comments. No comments were received.

CONSENT AGENDA.

1. It was moved by Commissioner Martinez and seconded by Vice Chairperson Hargrave to approve the Consent Agenda consisting of the following: Regular Planning Commission Meeting minutes for September 22, 2008.

ROLL CALL: Ayes: Martinez, Hargrave, Hermosillo, Higuera, Rodriguez.
Noes: None.
Absent: None.
Abstained: None.

INFORMATION (no official action to be taken)

2. City of Calexico Proposed Sign Ordinance Update Presentation

The Secretary provided a brief background of the City's Sign Ordinance and indicated that a public workshop was held on August 28, 2008. The Secretary then provided a power point overview of the proposed Sign Ordinance update with examples of the type of signs that should and should not be permitted.

Discussion was held on the type of sign permits issued under the existing code including temporary and political signs and the need to enforce the code.

More discussion was held on the proposed Sign Ordinance.

Vice Chairperson Hargrave suggested that the business community and Chamber of Commerce be advised of the proposed Sign Ordinance and that their input be solicited prior to any public hearing.

3. Discussion of Planning Commission Goals/Policies/Procedures

The Interim Planning Manager indicated that at a previous meeting the Commissioners had been provided copies of the General Plan, Zoning Ordinance, Planners Handbook and the City's adopted regulations governing Planning Commission rules and procedures. The Interim Planning Manager indicated that the adopted rules and procedures could be amended if the Commission chose to do so.

Discussion was held on the Planning Commission meetings and agendas.

Vice Chairperson Hargrave stated that the planning process needed to be streamlined.

The Interim Planning Manager described some of the projects currently being processed by staff.

STAFF COMMENTS

The Interim Planning Manager asked if any Member of the Planning Commission would not be in attendance at the November 24th scheduled meeting.

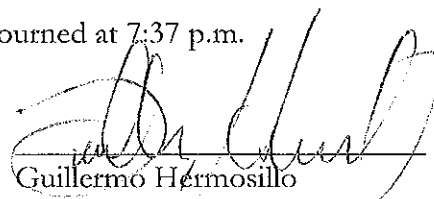
All members indicated that they would be in attendance.

Ralph Velez, City Manager, asked if the Planning Commission conditions of approval for the Venezia Subdivision, had subsequently been changed.

The Secretary indicated that the conditions of approval had not been changed but amended to include additional forms of security.

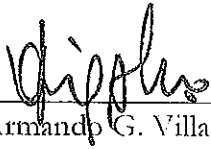
ADJOURNMENT.

There being no further business, the meeting was adjourned at 7:37 p.m.



Guillermo Hermosillo
Chairperson

Attest:

A handwritten signature in dark ink, appearing to read 'Armando G. Villa', is written over a horizontal line.

Armando G. Villa
Secretary - Director

Melissa Jiménez
Recording Clerk